



Town of Carlisle

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Office of
PLANNING BOARD

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Minutes

August 29, 2005

David Freedman called the goals meeting to order at 7:20 pm at 301 Hutchins Road. Board members **Kent Gonzales, Michael Epstein, Louise Hara, Peter Stewart, Rich Boulé, Ray Bahr** and Planning Administrator, **George Mansfield** were present. Brian Larson, 242 Autumn Lane, the candidate for Associate Member, Gretchen Caywood, Administrative Assistant to the PB, and associate member Tom Lane, were also present.

Freedman pointed out that it seemed necessary to meet to discuss goals for the next year, as the PB budget has increased and the PB is more frequently faced with larger issues that take more time and effort than in the past.

Wireless Bylaw Subcommittee

Discussion involved possibly contacting Kreines and Kreines in addition to David Maxson of Broadcast Signal Labs to prepare amendments to the wireless bylaw for the Town. Epstein reminded the board that Town counsel had been involved in reviewing the existing bylaw and should be involved in any proposed revisions. Boulé indicated he would start by contacting Maxson.

Affordable Housing Plan

Hara mentioned that she would be attending an informal meeting during the upcoming week at Selectman John Williams' residence to discuss the coordination of initiatives proposed in the Affordable Housing Plan. Also, it was discussed that we may be able to obtain helpful input from the towns of Bedford and Lincoln regarding their affordable housing projects. Freedman mentioned that he will circulate a list of possible action items for the PB from the Affordable Housing Plan. Bahr suggested considering a "private investor" approach to the Affordable Housing Plan, and stated that this approach was used in Lincoln. Freedman raised the question of a parcel-specific approach and the possibility of getting input from a few developers about the remaining parcels they feel are most susceptible to larger 40B developments. Also, the idea of a tie-in between a conservation cluster plan and an affordable housing plan was briefly discussed.

GIS

Overall, the discussion pointed out that the GIS data system is well on its way to having the initial setup completed. Hara pointed out that for the entire Town of Carlisle, there remain 24 parcels that need correction. Aside from the current issue of database access, the main concern expressed was the need for regular updating and maintenance once completed, and the funding required for this. Currently, Applied Geographics needs to know that we cannot make current deadlines because the GIS system has been down for 3 weeks.

Applegrove Lane fire prevention/Northland Residential Corp.

Mansfield talked recently with Peter Crabtree, who still requests that a PB member speak with the Fire Department and remind them that the proposed plan has been approved by the PB. It was decided that Freedman and another PB member will meet with Chief Flannery and his assistant on this matter.

Time Issues

Freedman discussed the need to prioritize the PB time involvement on some issues, and mentioned that there are additional time needs, such as seminars, that also come up. Freedman polled the PB members on their time availability and reviewed the liaisons to other Town boards. The importance of having a PB member on the Long Term Capital Requirements Committee was expressed. Also, the new associate member, Larson, will be appointed to the Wireless Bylaw Subcommittee.

Freedman mentioned that there will be much turnover to the PB next May, including himself, Hara and Boulé, and stressed the importance of beginning new member recruiting efforts now. It was suggested to advertise for an Associate PB member in the Carlisle Mosquito in October to replace Lane and perhaps provide an additional recruit for the new board.

Board of Selectmen Goals

The PB reviewed the FY2006 goals recently adopted by the Selectmen. Freedman mentioned that he will go over the BOS goals with Doug Stevenson. He also asked members to send any comments on these goals to him before the 9/12 meeting. Gonzales expressed interest in an overall Comprehensive Plan for the Town, which encompasses all long-range planning and integrates the activities of all Boards. Mansfield suggested recruiting volunteers in the Town for defined pieces of projects (such as the Affordable Housing Plan) that would require less of their time than involvement in a master plan, and would therefore be more amenable to the volunteers.

Freedman adjourned the meeting at 9:55 pm.

Respectfully submitted,

Gretchen Caywood
Administrative Assistant